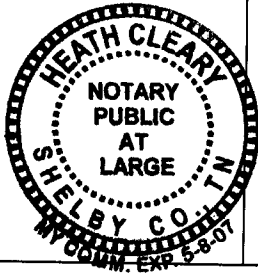


WARRANTY DEEDSTATE OF TENNESSEE
COUNTY OF DesotoTHE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS
GREATER, FOR THIS TRANSFER IS \$119,900.00Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
10th Day of March, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Accurate Title & Escrow, Inc. Linda, 8245 Cordova Road Ste 100 A Cordova, TN 38018 901-969-0077

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric Rowe 602-890-1076	Eric Rowe	
(NAME) 602-349-1370 738 Halifax Cove	(NAME) 738 Halifax Cove	
(ADDRESS) Southaven, MS 38671	(ADDRESS) Southaven, MS 38671	1086 2406.0 00624.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kathleen Jones, , unmarried**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Eric Rowe, , married**, hereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DeSoto County, State of Mississippi, described as follows, to-wit:

Lot 624, Section F, Carriage Hills Subdivision, in Section 24, Township 1 South, Range 8 West, City of Southaven, Desoto County, Mississippi, as shown on plat recorded in Plat Book 6, pages 3 and 4, in the office of the Chancery Clerk of Desoto County, Mississippi.

Property Address: 738 Halifax Cove Southaven, MS 38671

Being the same property conveyed to Kathleen Jones, Individual, by Quit Claim Deed from Kathleen Jones, Revocable Trust, dated 02/18/04 and filed in Book 465, Page 150, said Register's Office.

Also being the same property conveyed to Kathleen Jones, Revocable Trust, by Quit Claim Deed from Kathleen Jones, The Widow and Administratrix of Bobby G. Jones, dated 6/1/93, filed in Book 258, page 344, said Register's Office.

Also being the same property conveyed to Bobby G. Jones and wife, Kathleen B. Jones, by Warranty Deed from James P. Tipton, Jr. and ALPHA Diane Russell, n/k/a ALPHA Diane Russell Tipton, dated 7/25/90, filed in Book 227, page 670, said Register's Office.

This conveyance is made subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated.

This is unimproved ()
improved(☒) property, known as 738 Halifax Cove Southaven MS 38671

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 10th Day of March, 2004.

STATE MS.-DESO TO CO.
FILED

APR 1 2 53 PM '04

BK 468 PG 552
W.E. DAVIS CH. CLK.

Kathleen Jones
Kathleen Jones

602-210-1829
602-410-5396

7891 Brentwood Dr.,
Southaven MS

38671

STATE OF TENNESSEE)
COUNTY OF Shelby)
~~Desoto~~ ss

unmarried

Before me, the undersigned Notary Public, personally appeared Kathleen Jones, who are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 10th Day of March, 2004.

Heath Cleary
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

